

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, January 11, 2016 - 5 PM

MINUTES

A. Call to Order 5 PM

Members Present: Jeanette Moore; Sheri Brimmer; Mike Hamrick; and Mike Ziegler.

Members Absent: Steve Rowe

Also Present: Tracy Miller; Britney Hatter; Debra Votta; Eric Plouffe, JBK; Paden Brown, YMCA; and Chris Ricketts, CMCA®, CAM, Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe

Board Members' Spring Walk Through is scheduled for Friday, May 13th at 2 PM. Will take a look at the Cottonwoods and Willows. Also, the area by the Jericho Park.

Clubhouse entrance flower bed color proposal is \$380.
Replacement for tree at Clubhouse is \$635

2. Pool - Paden Brown

The pricing to repair or replace for the automatic pool vacuum is expected later this week.

YMCA is looking for a replacement pool deck furniture supplier. The current supplier has become problematic. The replacement furniture order should be placed by March 1st in order to have items in hand by the end of May for the opening.

The wader pool cover will be ordered.

The Board will make a final review of the 2016 Contract.

3. Clubhouse - 3 rentals in December 2015.

4. Design Review Committee - All applications have a decision and notice to the requesting owner.
5. Social Committee - Tabled to New Business.
6. LMD - No changes.
7. CENCON - No report.
8. Village Homes - Fact sheet received for review, some small changes are desired. The letter was also reviewed. The plot of land on So. Kirk St. is under review.
9. Alpert Homes Project - no changes reported.

C. Minutes

Mike Hamrick moved to approve the Minutes of December 14, 2015. Jeanette Moore second. The Minutes were approved.

D. Financial Report

Jeanette Moore moved to accept the December 2015 Financial Report. Sheri Brimmer second. The motion carried.

E. Unfinished Business

1. Clubhouse parking lot flower bed color proposal approved at \$380.
2. Wader pool cover at \$1,638.23 approved.
3. YMCA contract changes will be reviewed by the Board President.
4. Association's Attorney, Kimberly Porter, has been in contact with the Village Homes attorney regarding the small parcel on South Kirk Street. Paperwork to transfer ownership to Greenfield will be drawn up once back taxes are paid and there is a title commitment document made available.
5. The Board's DRC Guideline meeting is moved to the 20th.
6. Mike Ziegler will have his painter prepare a proposal to paint the 3 gazebos and the Hillside fence.
7. Speed limit signs put over to a future meeting.
8. Mike Ziegler provided a Social Media update.
9. Village Homes draft letter was approved with some rearrangement of paragraphs and wording changes.

10. Mike Ziegler will check out playground equipment in catalogs for replacements of those that were broken and removed.
11. Prices have been outside of the budgeted amount for a replacement.
12. Wader pool sail shade was put over to a future meeting.
13. One ton trucks - Enforcement will be for those poorly parked.
14. Cameras and Card Readers put over to a future meeting.

F. New Business

1. Holiday Lights - This year trees were wrapped instead of lights only on the front of each tree. The small dead tree should not have been wrapped. Some wreaths had lights that were not plugged in, other wreaths did not have lights. More strings will be needed. Also, for 2016, lights on the Clubhouse are desired. The LED spot lights on monuments could have color gel filter if changed to correct fixtures. Manager will contact The Electrician for an update on Monument Lights.
2. The unlicensed Chevrolet K-5 Blazer is no longer parked in a place visible from the street or neighbors.
3. Social Committee - Additional volunteers will be needed for 2016 and possibly a Chairperson for the unpaid position.
4. A 6:30 PM hearing to discuss a homeowner's multiple repeat violation of the Greenfield CC&Rs section 5.11 (b), overnight parking is prohibited for certain vehicles and trailers. The homeowner did not appear at the hearing. The Board reinstated fines previously waived after an agreement to observe CC&Rs Section 5.11 (b) was signed by the homeowner for a new violation. The next level fine was also assessed for the repeat violation.

G. Adjournment

1. The meeting was adjourned at 6:45 PM to an Executive Session

Approved: February 8, 2016